095.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	798,100 / 798,100
					USE VALUE:	798,100 / 798,100
					ASSESSED:	798,100 / 798,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
354		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEVLIN ROBERT G & JULIA R
Owner 2:	
Owner 3:	
Street 1:	354 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEVLIN ROBERT G & JULIA R -
Owner 2:	-
Street 1:	354 MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .21 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1919, having primarily Wood Shingle Exterior and 2686 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9130.000	354,200	6,700	437,200	798,100
Total Card	0.210	354,200	6,700	437,200	798,100
Total Parcel	0.210	354,200	6,700	437,200	798,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 297.19 | /Parcel: 297.19

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 62407
GIS Ref
GIS Ref
Insp Date 04/22/20

!7814!

PREVIOUS ASSESSMENT

Parcel ID: 095.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	354,200	6700	9,130.	437,200	798,100		Year end	12/23/2021
2021	101	FV	342,800	6700	9,130.	437,200	786,700		Year End Roll	12/10/2020
2020	101	FV	342,700	6700	18,278.	610,100	959,500	959,500	Year End Roll	12/18/2019
2019	101	FV	268,000	6700	18,278.	610,100	884,800	884,800	Year End Roll	1/3/2019
2018	101	FV	268,000	6700	18,278.	522,900	797,600	797,600	Year End Roll	12/20/2017
2017	101	FV	268,000	6700	18,278.	488,000	762,700	762,700	Year End Roll	1/3/2017
2016	101	FV	268,000	6700	18,278.	418,300	693,000	693,000	Year End	1/4/2016
2015	101	FV	261,000	6700	18,278.	374,700	642,400	642,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:13:40

LAST REV

Date	Time
02/12/21	08:28:26
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 7814

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEVLIN ROBERT G	72841-587	1	6/27/2019	Portion-Asst	470,000	No	No		Sub-division, sale of 9,017 sqft of land Devl
	16762-494		2/1/1986		235,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2020	476	Wood Dec	15,000	C				
12/5/2019	1971	Manual	400,000	O				
10/1/2019	1553	Att. Gar	30,000	C				
3/8/2017	246	Manual	1,582					
4/23/2001	215	Re-Roof	4,300	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/22/2020	Measured	DGM	D Mann
6/16/2009	Measured	189	PATRIOT
10/19/1999	Meas/Inspect	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	62407
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9130		Sq. Ft.	Site		0	70.	0.68	4			Med. Tr	-10					437,156						437,200	

Total AC/HA:	0.20960	Total SF/SM:	9130	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	437,156	Spl Credit		Total:	437,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.13222647
Const Adj.:	1.00969899
Adj $ / SQ:	148.617
Other Features:	69300
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	513280
Depreciation:	159117
Depreciated Total:	354163

COMMENTS

OF=TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

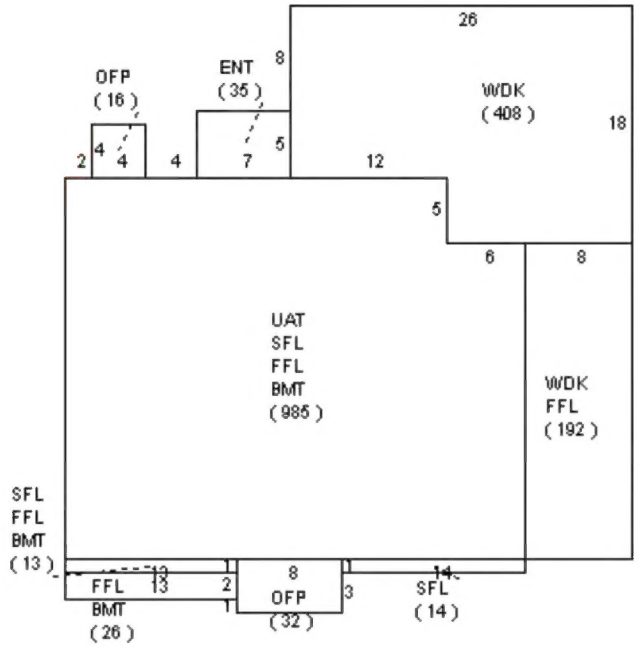
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	163.48
Special Features:	0	Val/Su Net:	85.74
Final Total:	354200	Val/Su SzAd	162.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,216	148.620	180,718
BMT	Basement	1,024	45.880	46,979
SFL	Second Floor	961	148.620	142,880
WDK	Deck	600	7.740	4,645
UAT	Upper Attic	246	77.280	19,030
OFP	Open Porch	48	44.430	2,132
ENT	ENTRY	35	26.660	933
	Net Sketched Area:	4,131	Total:	397,317
Size Ad	2177.4	Gross Area	4920	FinArea 2686

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	P	
SFL	95				
UAT	100	FLA	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 095.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24X24	A	AV	1919	19.34	T	40	101			6,700			6,700

More:	N	Total Yard Items:	6,700	Total Special Featues:		Total:	6,700